

## WINNIPEG OFFICE RENTAL RATES

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### Winnipeg Office Rental Rates – June 2010

#### Downtown

Class A:	Net Annual Lease Rates:	\$14.00 to \$18.00 sq. ft.
	Real Estate Tax / Operating Costs:	\$11.73 to \$16.00 sq. ft.
	Vacancy Rate:	2.4%
Class B:	Net Annual Lease Rates:	\$11.00 to \$20.00 sq. ft.
	Real Estate Tax / Operating Costs:	\$9.50 to \$15.08 sq. ft.
	Vacancy Rate:	7.1%

#### Suburban

Class A:	Net Annual Lease Rates:	\$12.00 to \$12.50 sq. ft.
	Real Estate Tax / Operating Costs:	\$9.57 to \$11.06 sq. ft.
	Vacancy Rate:	8.0%
Class B:	Net Annual Lease Rates:	\$12.00 to \$16.50 sq. ft.
	Real Estate Tax / Operating Costs:	\$3.13 to \$9.00 sq. ft.
	Vacancy Rate:	15.8%